



104 Bothwell Avenue
HADDINGTON, EAST LOTHIAN, EH41 4FD

Property
PARIS STEELE
01620 497497 | parissteele.com

"Pristine move-in condition 3-bedroom home in Haddington. Boasting a south-facing garden."



PROPERTY DESCRIPTION

Presented in pristine move-in condition, this semi-detached three-bedroom new-build property will be ideal for a couple or young family looking to create a home in sought-after Haddington. From a neat front garden bordering a driveway, the front door opens into a charming hallway boasting a calm colour palette. Lying straight ahead is a light-filled sitting-dining room with French doors opening to the rear garden. South-facing and with a neutral décor, including wood-inspired flooring, it exudes style and comfort.

Towards the front door is a striking modern kitchen with gloss grey under-base-lit wall and floor units, and worktops in an appealing natural hue. Built around a U-shaped layout, integrated appliances include an extractor hood, gas hob, and oven. The ground floor layout is completed by a generously sized WC room. Ascending the carpeted staircase you arrive at the first floor. Here is an impressive double bedroom with twin windows overlooking the rear garden. Featuring built-in mirrored wardrobes, and carpeting, it is a delightful retreat. This floor also houses a well-appointed family bathroom, complete with a WC, separate shower cubicle,

bath and washbasin. There is a second smaller double bedroom (or office) with built-in wardrobes.

The third floor features a magnificent skylit principal double bedroom – which boasts a view of the Lammermuir Hills - enjoying the same sophisticated interior design as the rest of the property. The principal bedroom also includes built-in mirrored wardrobes and an ensuite shower room complete with chrome towel radiator, WC, and washbasin. Externally the good-sized south-facing rear garden is mainly laid to lawn with sandstone paving and features a garden shed.

FIXTURES & FITTINGS

All floor coverings, light fixtures, blinds and integrated appliances will be included in the sale.



PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ South-facing sitting-dining room leading to the rear garden
- ❑ Modern kitchen
- ❑ Three double bedrooms (one with en-suite shower room)
- ❑ Family bathroom
- ❑ Ground floor WC
- ❑ Front garden and south-facing rear garden
- ❑ Single-car driveway
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ EPC B
- ❑ Council tax band F

HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town.

Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite.

Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi amongst others.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



**Bothwell Avenue,
Haddington,
East Lothian, EH41 4FD**



Approx. Gross Internal Area
1190 Sq Ft - 110.55 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

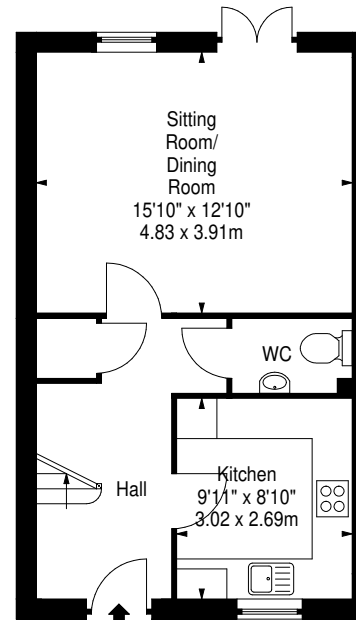
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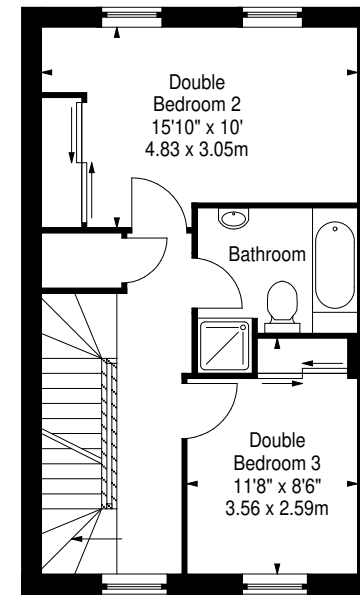
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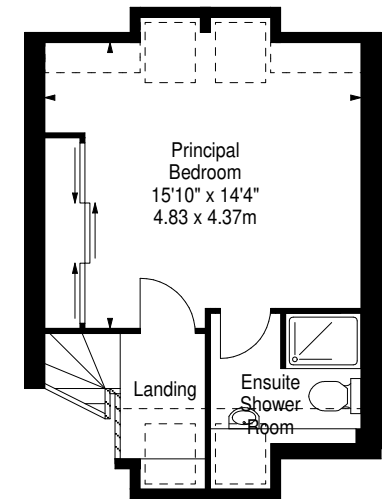
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Ground Floor



First Floor



Second Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.